168.0	0005	0018.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,004,600	/	1,004,600
USE VALUE:	1,004,600	/	1,004,600
ASSESSED:	1,004,600	/	1,004,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
162		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FITZGERALD JAMES C & NANCY
Owner 2:	
Owner 3:	
Street 1:	162 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FITZGERALD JAMES & NANCY/TRS -
Owner 2:	FITZGERALD FAMILY LIVING TRUST -
Street 1:	162 CHARLTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,940 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1923, having primarily Wood Shingle Exterior and 2270 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6940.000	557,800	7,100	439,700	1,004,600
Total Card	0.159	557,800	7,100	439,700	1,004,600
Total Parcel	0.159	557,800	7,100	439,700	1,004,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 442.56 | /Parcel: 442.5

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	111417
GIS Ref	
GIS Ref	
Insp Date	08/02/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0005-0018.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	557,800	7100	6,940.	439,700	1,004,600	1,004,600	Year End Roll	12/18/2019
2019	101	FV	398,800	7200	6,940.	439,700	845,700	845,700	Year End Roll	1/3/2019
2018	101	FV	392,500	7200	6,940.	370,600	770,300	770,300	Year End Roll	12/20/2017
2017	101	FV	392,500	7200	6,940.	339,200	738,900	738,900	Year End Roll	1/3/2017
2016	101	FV	392,500	7200	6,940.	289,000	688,700	688,700	Year End	1/4/2016
2015	101	FV	376,800	7300	6,940.	251,300	635,400	635,400	Year End Roll	12/11/2014
2014	101	FV	376,800	7300	6,940.	232,400	616,500	616,500	Year End Roll	12/16/2013
2013	101	FV	376,800	7300	6,940.	221,100	605,200	605,200		12/13/2012

!13012!

PRINT

Date	Time
12/11/20	03:01:35

LAST REV

Date	Time
08/30/18	11:54:53
apro	
13012	

USER DEFINED

Prior Id # 1:	111417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITZGERALD JAME	58611-280		3/5/2012	Convenience	1	No	No		
FITZGERALD JAME	56762-471		4/21/2011	Convenience	99	No	No		
BOWMAN JOHN A &	37111-101		11/20/2002		510,000	No	No		
	11486-78		4/1/1968			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	189	PATRIOT
2/25/2003	MLS	MM	Mary M
1/26/2000	Inspected	264	PATRIOT
12/13/1999	Measured	264	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6940		Sq. Ft.	Site		0	70.	0.91	7									439,741						439,700	

Total AC/HA:	0.15932	Total SF/SM:	6940	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	439,741	Spl Credit		Total:	439,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	30	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.11255503
Const Adj.:	0.98990101
Adj $ / SQ:	148.678
Other Features:	115250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	584671
Depreciation:	26895
Depreciated Total:	557776

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9			BRs: 4				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

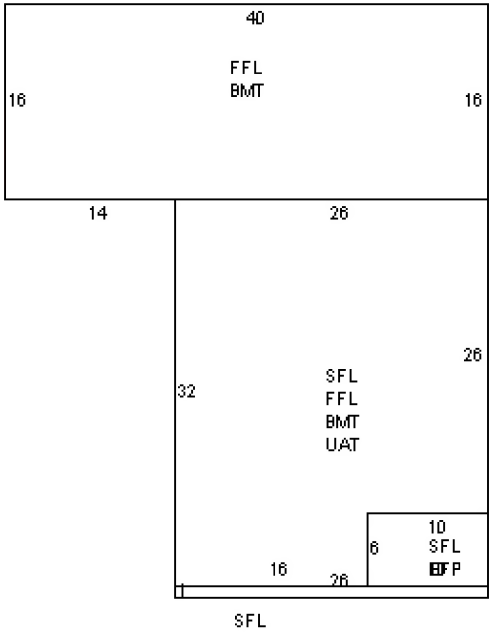
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	163.55
Special Features:	0	Val/Su Net:	141.75
Final Total:	557800	Val/Su SzAd	245.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,412	44.600	62,980
FFL	First Floor	1,412	148.680	209,933
SFL	Second Floor	858	148.680	127,566
UAT	Upper Attic	193	59.470	11,478
EFP	Enclos Porch	60	71.870	4,312

Net Sketched Area:	3,935			Total:	416,269
Size Ad	2270	Gross Are	4514	FinArea	2270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

168.0-0005-0018.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X21	A	AV	1930	24.16	T	40	101			4,000			4,000
22	Wood Deck	D	Y	1	16 X 26	A	AV	2005	8.40	T	11.2	101			3,100			3,100

More:	N	Total Yard Items:	7,100	Total Special Featues:	Total: 7,100